



**BASIS OF BEARINGS:**  
BASIS OF BEARINGS - GRID BEARINGS AS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS AND DISTANCE MEASUREMENTS TO THE CENTER POINTS OF MONUMENTS WALD, AND RANCH.

**VACATION STATEMENT:**  
IT IS THE INTENT OF THIS PLAT TO VACATE LOTS 10-11 AND LOTS 14-15 OF BLOCK 2 OF JL RANCH.

**DEDICATION:**  
I, ADAM DESHAER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY MADE BY ME AND OTHER SURVEYORS AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**ACKNOWLEDGEMENTS:**  
STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
I, ADAM DESHAER, SURVEYOR, DO HEREBY ACKNOWLEDGE BEFORE ME THIS DAY OF \_\_\_\_\_, 2015, THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

**LEGAL DESCRIPTION:**  
AN ADMINISTRATIVE REPLAT OF BLOCK 2, LOTS 10, 14 AND 15 OF JL RANCH, ALSO BEING SITUATED IN A PORTION OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.  
AT THE INTERSECTION CORNER OF SAID LOT 10 BLOCK 2 OF JL RANCH, BEARING N 72° 00' 00" E 117.50 FEET, A CENTRAL ANGLE OF 117° 30' 00" CHORD BEARING OF N 47° 15' 00" E AT A DISTANCE OF 257.12 FEET; THENCE S 65° 30' 00" E 40.00 FEET TO A POINT; THENCE S 82° 32' 34" W A DISTANCE OF 54.75 FEET TO A POINT; THENCE S 80° 00' 00" E A DISTANCE OF 128.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 378.00 FEET, A CENTRAL ANGLE OF 72° 00' 00", A CHORD BEARING OF S 70° 00' 00" W AT A DISTANCE OF 48.00 FEET; THENCE ALONG SAID CURVE AT AN ANGLE OF 30.00° PER CENT TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 177.0758 FEET, A CENTRAL ANGLE OF 34.15°; THENCE ALONG SAID CURVE AT AN ANGLE OF 64.84° TO A POINT; THENCE N 70° 00' 00" W A DISTANCE OF 134.18 FEET TO THE POINT OF BEGINNING.  
TOTAL AREA = 66,648.80 SQ. FT. 1.51 ACRES

**APPROVALS:**  
APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR THIS 30<sup>th</sup> DAY OF JULY, 2015.  
*[Signature]* 2015  
PLANNING AND DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WY.

**CITY ENGINEER:**  
APPROVED BY THE CITY OF CHEYENNE ENGINEER THIS 30<sup>th</sup> DAY OF JULY, 2015.  
*[Signature]* 2015  
Nathan Beckwith  
CITY ENGINEER, CITY OF CHEYENNE, WY.

**ACKNOWLEDGEMENTS:**  
STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2015, ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

**LEGEND:**  
● FOUND ALUMINUM CAP AND PLAS 5/8"  
○ MET ALUMINUM CAP AND PLAS 1/2"  
(M) MEASURED DATA THIS PLAT  
(R) DISTANCE RECORD DATA FROM THE STANCKY CITY OF CHEYENNE CONTROL POINT

**LEGAL DESCRIPTION:**  
AN ADMINISTRATIVE REPLAT OF BLOCK 2 LOTS 10-15 AND 17-22, OF THE JL RANCH, ALSO BEING SITUATED IN A PORTION OF SECTION 2, T13N, R66W OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.  
PREPARED MAY 2015

**FINAL PLAT FOR JL RANCH V**

**LEGAL DESCRIPTION:**  
AN ADMINISTRATIVE REPLAT OF BLOCK 2 LOTS 10-15 AND 17-22, OF THE JL RANCH, ALSO BEING SITUATED IN A PORTION OF SECTION 2, T13N, R66W OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.  
PREPARED MAY 2015

NO.	REVISION	DATE

PROJECT: JL RANCH V	DRAWING TITLE: FINAL PLAT
PREPARED FOR: B & L LAND COMPANY, PAUL LOWHAM	BOX 14760 JACKSON, WY 307.732.0800
DATE: MAY 2015	DRAWN BY: PLS
REVISION BY: AD	CHECKED BY: AD
JOB NO.: 3748	DRAWING NO.: 1 OF 1

**FINAL PLAT FOR JL RANCH V**

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
I, ADAM DESHAER, SURVEYOR, DO HEREBY ACKNOWLEDGE BEFORE ME THIS DAY OF \_\_\_\_\_, 2015, THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

NOTARY PUBLIC, WYOMING

MY COMMISSION EXPIRES 5/1/16